

# ONEIDA COUNTY BOARD OF SUPERVISORS

July 21, 2015

## HIGHWAY FACILITY EVALUATION COMMITTEE PRESENTATION

# Agenda

- Options

1. Remodel Current Facility (two options)
2. Construct New Facility

- Construction Process

- Pursuit of Offer Process

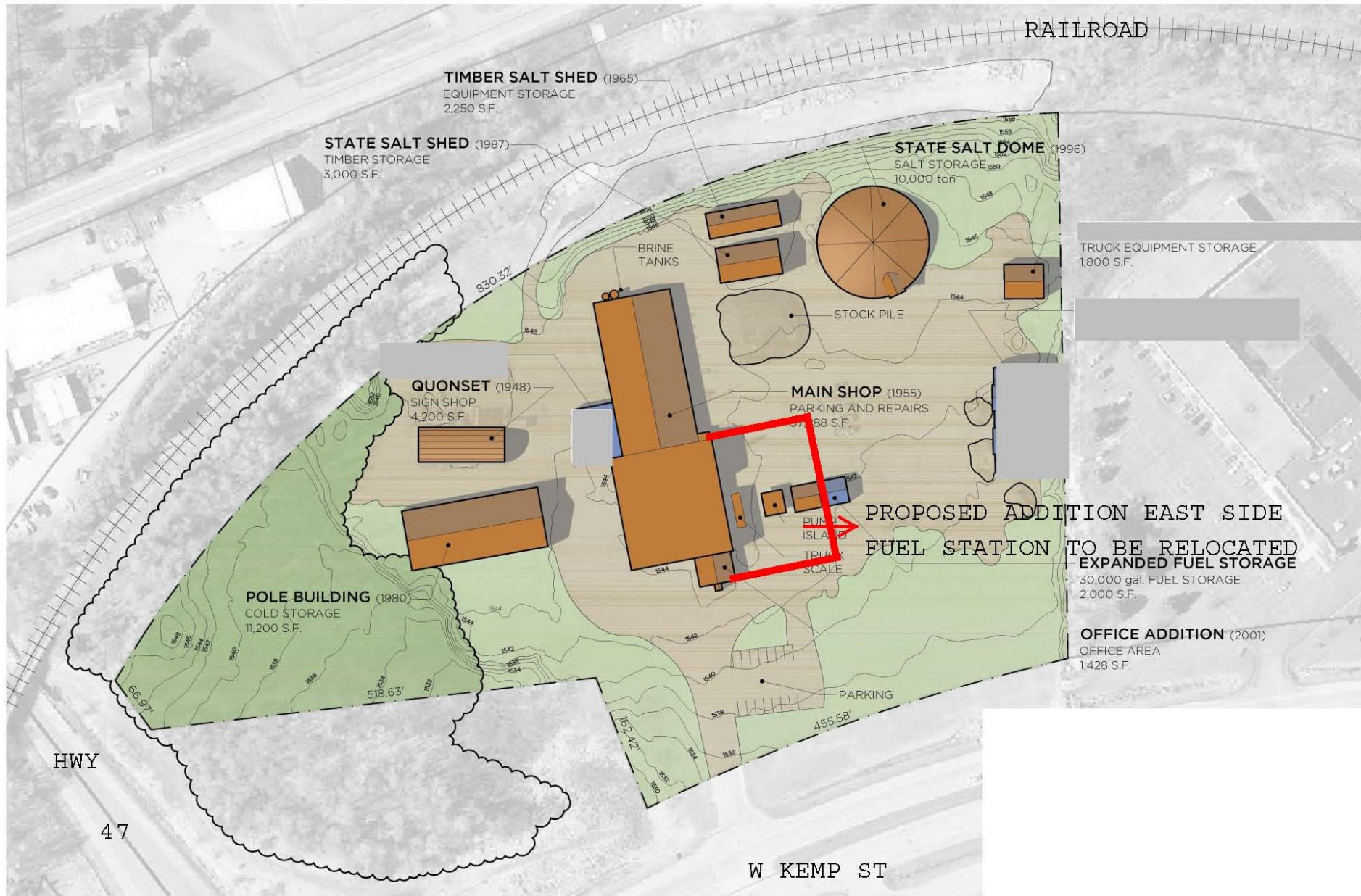
- Tax and Financing Impact

- How to proceed?

# Basic Comparison

Attribute	Eastside Remodel	Westside Remodel	New Facility
Cost	\$4,099,027	\$5,545,321	\$10,750,825
Stage	Conceptual Design	Conceptual Design	Conceptual Design
Economic Benefit	Low	Low	Medium
Longevity	Medium	Medium	Long

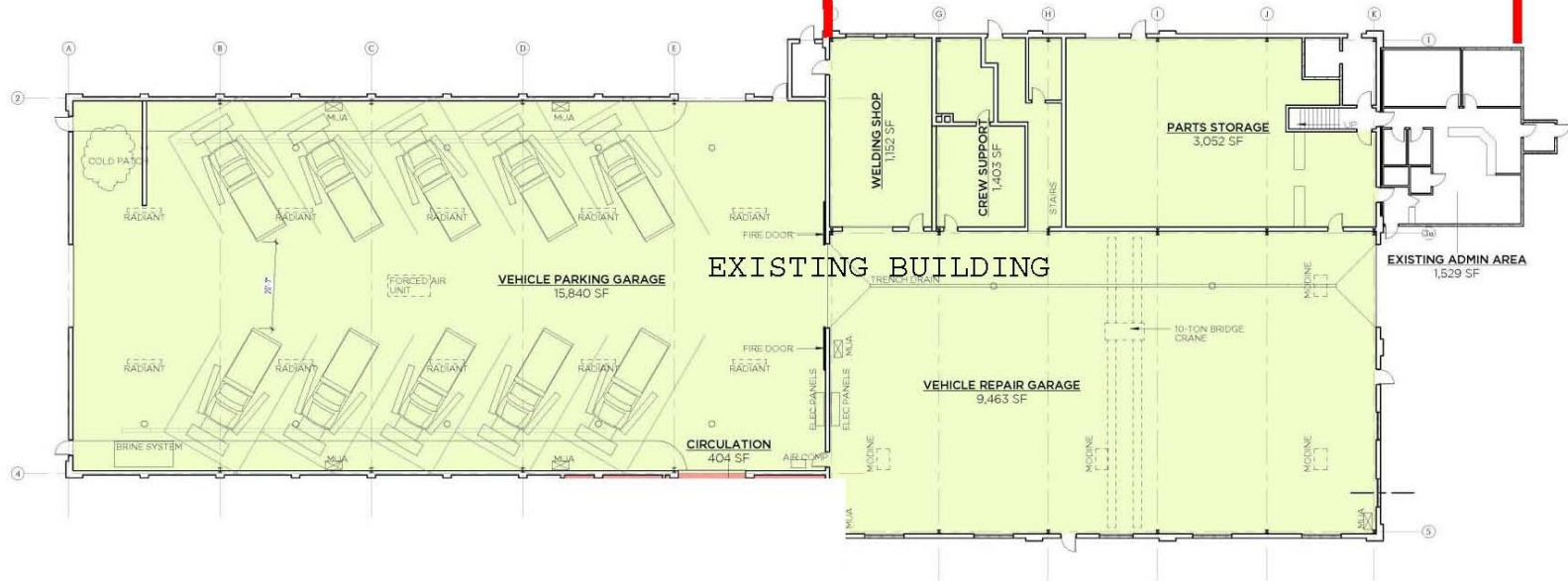
EXISTING SITE WITH APPROX 16,500 SF PROPOSED ADDITION ON EAST SIDE



OPTION 1 - SITE PLAN

EXISTING SITE WITH APPROX 16,500 SF PROPOSED ADDITION ON EAST SIDE

APPROX 16,500SF ADDITION



ST

KEMP

W

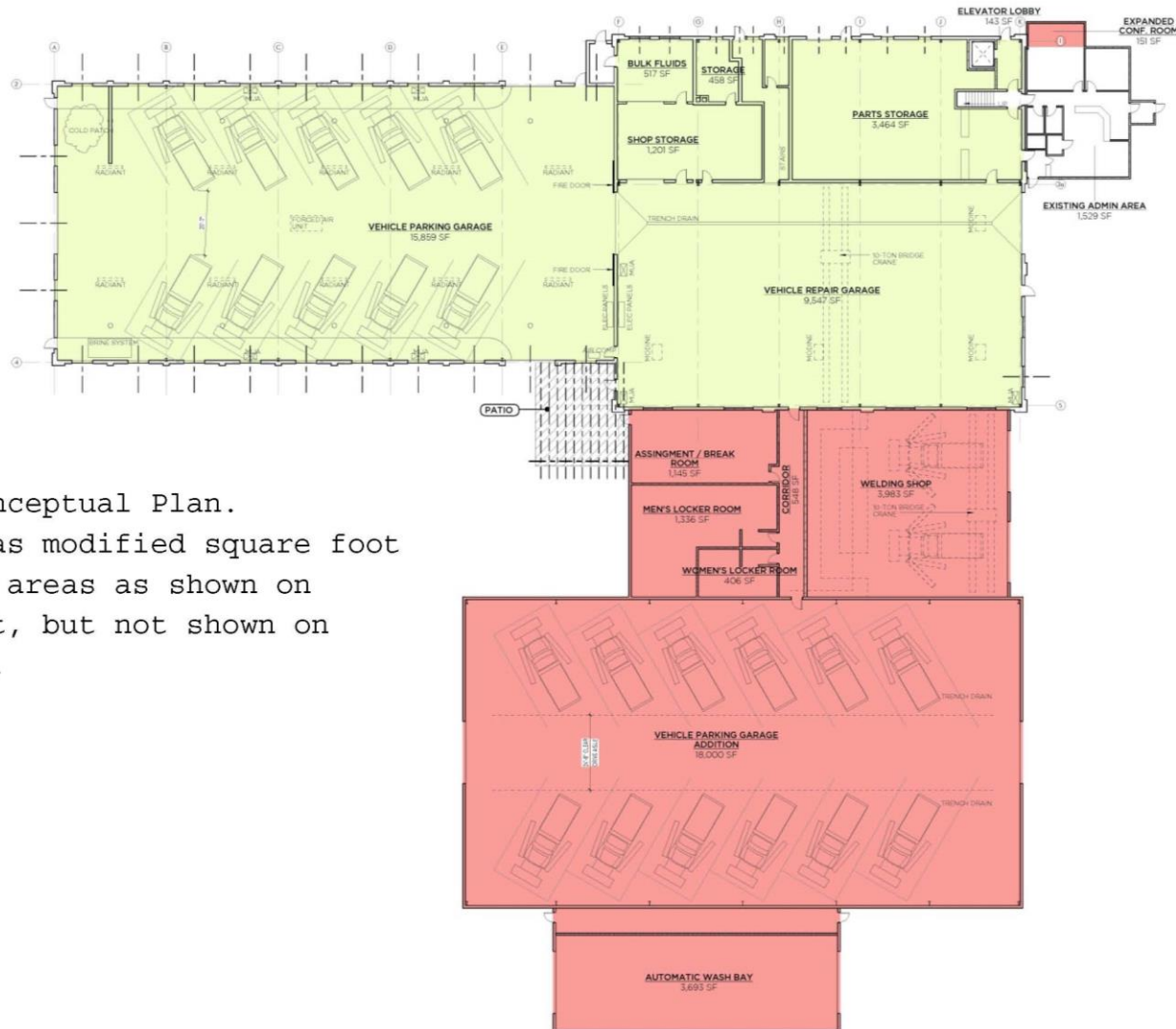
OPTION 1 - OUTLINE OF APPROX BUILDING COMPLEX

<b>Oneida County Highway Department</b>			
<b>Existing Site Redevelopment Cost Estimate</b>			
<b>Option 1 - New Garage on East side</b>			
Update 6/15/2015 by Hwy Sub Comm - Scott's design			
<b>Construction and Building Systems</b>	<b>SF/Quantity</b>	<b>Cost per SF</b>	<b>Total</b>
<b>Remodeling</b>			
Vehicle Repair Garage (Remodel Existing) 6 stalls	10,260	\$40.00	\$410,400
Old Welding (Remodel Existing)	1,216	\$32.00	\$38,912
Men's Lockers- no change	810	\$0.00	\$0
Parts Dept (Remodel Existing)	2,640	\$22.00	\$58,080
Parking Garage (Remodel Existing) 900 sf/14 stalls	16,200	\$36.00	\$583,200
Second Floor - No Change	5,014		\$0
Elevator (required or not?)	0	\$0.00	\$0
Salt Shed- No Change	3,000	\$375,000.00	\$0
<b>New Construction (Additions)</b>			
Vehicle Parking Garage 1060sf/trk (12 stalls)	12,720	\$92.00	\$1,170,240
Administration Addition (Meeting Room)	151	\$125.00	\$18,875
Automatic Vehicle Wash Bay	3,693	\$92.00	\$339,756
Fuel Island and equipment	1	\$120,000.00	\$120,000
Brine/patch	884	\$92.00	\$81,328
Concrete Floor Cold Storage (partial in pole build)	5,120	\$2.00	\$10,240
Other existing cold storage (remain pole shed & other)	14,720	\$0.00	\$0
<b>Total Sq Ft &amp; Cost Subtotal</b>	<b>76,429</b>	<b>Subtotal</b>	<b>\$2,831,031</b>
<b>Equipment</b>			
Bulk fluids system including reels (incl in parking gar)	1	\$76,000.00	\$76,000
Tail pipe exhaust system	1	\$46,000.00	\$46,000
Emergency generator	1	\$40,000.00	\$40,000
Automatic Wash Equipment	1	\$195,000.00	\$195,000
<b>Total Equipment</b>		<b>Subtotal</b>	<b>\$357,000</b>
<b>Site Construction</b>			
Grading and Pavement	1	allow	\$375,000
		<b>Construction Costs</b>	<b>\$2,831,031</b>
		<b>Equipment Costs</b>	<b>\$357,000</b>
		<b>Site Construction Costs</b>	<b>\$375,000</b>
		<b>Total Construction Cost</b>	<b>\$3,563,031</b>
<b>Soft Costs</b>			
Estimating Contingency		2.00%	\$71,261
Construction Contingency		3.00%	\$106,891
Inspection and Fees		allowance	\$50,000
		<b>Total Soft Costs</b>	<b>\$228,152</b>
<b>Summary</b>			
2015 Design (average 6% design fees)		6.00%	\$227,471
2016 Construction			\$3,791,183
		<b>Total Option I Costs</b>	<b>\$4,018,654</b>
2% bonding			\$80,373
			\$4,099,027





Figure 4 – Option 2 Site Plan



Original Conceptual Plan.  
Committee has modified square foot  
for program areas as shown on  
spread sheet, but not shown on  
this sketch.

Figure 5 – Option 2 Floor Plan



<b>Oneida County Highway Department</b>			
<b>Existing Site Redevelopment Cost Estimate</b>			
<b>Option 2 - New Garage on West side</b>			
Update 6/15/2015 by Hwy Sub Comm			
<b>Construction and Building Systems</b>	<b>SF/Quantity</b>	<b>Cost per SF</b>	<b>Total</b>
<b>Remodeling</b>			
Vehicle Repair Garage (Remodel Existing) 6 stalls #9	10,260	\$40.00	\$410,400
Old Welding and Lockers (Remodel existing to storage)	2,169	\$32.00	\$69,408
Parts Dept (Remodel Existing) Barr #11	2,640	\$22.00	\$58,080
Parking Garage (Remodel Existing) 900 sf/16 stalls	16,200	\$36.00	\$583,200
Second Floor Storage	5,014	\$0.00	\$0
Elevator (required or not?)	0	\$0.00	\$0
Salt Shed	3,000	\$375,000.00	\$375,000
<b>New Construction (Additions)</b>			
Vehicle Parking Garage 1060sf/trk (10 stalls)	10,600	\$92.00	\$975,200
Welding Shop per Barr would affect other area #10	2,000	\$105.00	\$210,000
Crew Support #12 sq ft chg to match Opt 3	2,580	\$112.00	\$288,960
Administration Addition (4 Offices/Meeting Room)	823	\$125.00	\$102,875
Automatic Vehicle Wash Bay (chg per Barr #5E)	3,693	\$92.00	\$339,756
Fuel Island and equipment	1	\$120,000.00	\$120,000
Move pole building (new slab)	11,200	\$34.00	\$380,800
Brine/patch	884	\$92.00	\$81,328
East entry door enlarge per Barr #6B	0		\$110,000
Other existing cold storage - no remodel	8,640	\$0.00	\$0
<b>Total Sq Ft &amp; Cost Subtotal</b>	<b>79,704</b>	<b>Subtotal</b>	<b>\$4,105,007</b>
<b>Equipment</b>			
Bulk fluids system including reels	1	\$76,000.00	\$76,000
Tail pipe exhaust system	1	\$46,000.00	\$46,000
Emergency generator	1	\$40,000.00	\$40,000
Automatic Wash Equipment	1	\$195,000.00	\$195,000
<b>Total Equipment</b>		<b>Subtotal</b>	<b>\$357,000</b>
<b>Site Construction</b>			
Grading and Pavement	1	allow	\$375,000
		<b>Construction Costs</b>	<b>\$4,105,007</b>
		<b>Equipment Costs</b>	<b>\$357,000</b>
		<b>Site Construction Costs</b>	<b>\$375,000</b>
		<b>Total Construction Cost</b>	<b>\$4,837,007</b>
<b>Soft Costs</b>			
Estimating Contingency		2.00%	\$96,740
Construction Contingency		3.00%	\$145,110
Inspection and Fees		allowance	\$50,000
		<b>Total Soft Costs</b>	<b>\$291,850</b>
<b>Summary</b>			
2015 Design (average 6% design fees)		6.00%	\$307,731
2016 Construction			\$5,128,857
		<b>Total Option I Costs</b>	<b>\$5,436,589</b>
2% bonding			\$108,732
			<b>\$5,545,321</b>

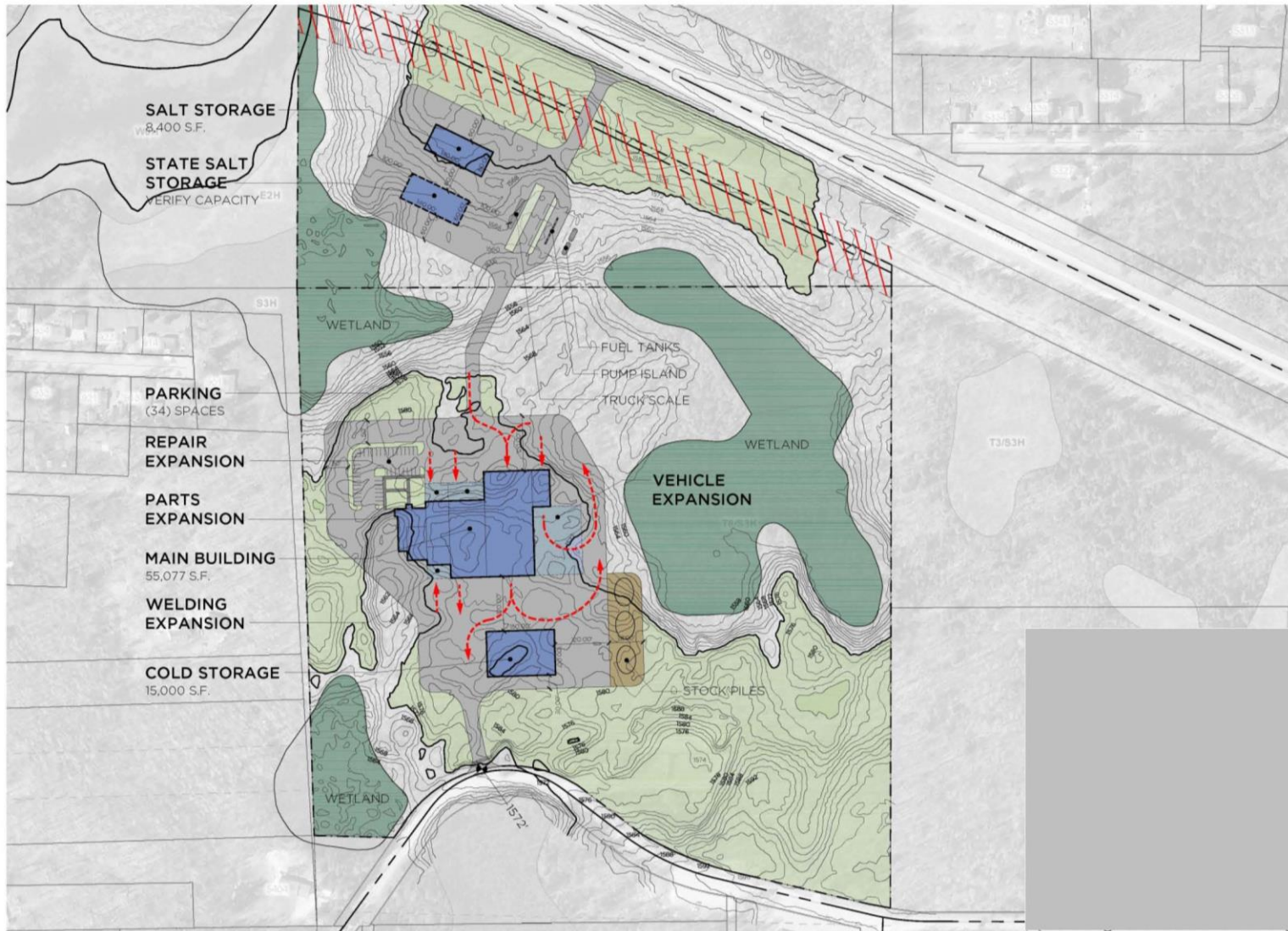


Figure 7 – Option 3 Site Plan



Original Conceptual Plan.  
Committee has modified square foot  
for program areas as shown on  
spread sheet, but not shown on  
this sketch.



Figure 8 – Option 3 Main Building Floor Plan

<b>Oneida County Highway Department</b>			
<b>New Facility Cost Estimate</b>			
<b>Option 3 New Facility</b>			
Update 06/15/2015 by Hwy Sub Comm			
<b>Construction and Building Systems</b>	<b>SF/Quantity</b>	<b>Cost per SF</b>	<b>Total</b>
Vehicle Parking Garage (26 stalls 1060sf each)	27,560	\$92.00	\$2,535,520
Heated Repair Garage 6 stalls (90 x 135)	12,150	\$107.00	\$1,300,050
Welding Storage and Equipment	2,000	\$105.00	\$210,000
Shops (Bulk Fluids)	517	\$96.00	\$49,632
Wash Bay (Auto wash equipment listed separately)	3,693	\$92.00	\$339,756
Parts Department Barr #11	2,640	\$92.00	\$242,880
Crew Support	2,580	\$112.00	\$288,960
Administration Barr#13	3,000	\$125.00	\$375,000
Cold Storage Barr #23	19,840	\$34.00	\$674,560
Salt Storage	3,000	\$375,000.00	\$375,000
Brine/patch	884	\$92.00	\$81,328
<b>Total Sq Ft &amp; Subtotal of Construction Costs</b>	<b>77,864</b>	<b>Subtotal</b>	<b>\$6,472,686</b>
<b>Equipment</b>			
Bulk fluids system including reels	1	\$76,000.00	\$76,000
Tail pipe exhaust system	1	\$46,000.00	\$46,000
Emergency generator	1	\$40,000.00	\$40,000
7.5 ton bridge crane (repair bay)	1	\$165,000.00	\$165,000
Automatic Wash Equipment	1	\$195,000.00	\$195,000
Fueling Island and Equipment Barr #25	1	\$120,000.00	\$120,000
<b>Total Equipment</b>		<b>Subtotal</b>	<b>\$642,000</b>
<b>Site Construction</b>			
Earthwork, sitework, paving, and utilities	1	allow	\$2,131,500
320,000 Sewer & Water; 700,000 Excavation			
54,000 culvert; 200,000 retention pond			
610,500 pavement; 176,000 gravel, 71,000 utilities		<b>Construction Costs</b>	<b>\$6,472,686</b>
		<b>Equipment Costs</b>	<b>\$642,000</b>
		<b>Total Site Costs</b>	<b>\$2,131,500</b>
		<b>Total Construction Cost</b>	<b>\$9,246,186</b>
<b>Soft Costs</b>			
Estimating Contingency		2.00%	\$184,924
Construction Contingency		5.00%	\$462,309
Inspection and Fees		allowance	\$50,000
		<b>Total Soft Costs</b>	<b>\$697,233</b>
<b>Summary</b>			
2015 Design (average 6% design fees)		6.00%	\$596,605
2016 Construction			\$9,943,419
		<b>Total Phase I Costs</b>	<b>\$10,540,024</b>
2% bonding			\$210,800
			<b>\$10,750,825</b>



# Construction Process

- ⦿ Conceptual Design Development
- ⦿ Potential Binding Referendum
- ⦿ Initial Resolution for Issuance of Debt
- ⦿ Construction Documents
- ⦿ Bid Project
- ⦿ Debt approval
  - $\frac{3}{4}$  County Board (Resolution 36-2015) or
  - Referendum
- ⦿ Remodel timing not constrained by Kwik Trip offer

# Construction Process

- ◎ Project management options
  - Public Works/Solid Waste Committee
  - Contract Project Manager
  - Special County Board Committee
- ◎ Risks of process
  - Facility condition overstated (remodel)
  - Contract Negotiations (KT Offer)
  - Design and Construction cost
  - Debt Approval

# Pursuit of Offer Process

- ⦿ Contract negotiations with Kwik Trip
  - Price
  - Timing
  - Other contract terms including contingences
- ⦿ KT Offer amended to remove TIF  
District consideration

# Tax & Financing Impact

Item	Eastside Remodel	Westside Remodel	New Facility
Gross Cost	\$4,099,027	\$5,545,321	\$10,750,825
- Facility Sale	0	0	\$2,300,000
- Building Fund	\$400,000	\$400,000	\$400,000
Bonding/Debt	\$3,699,027	\$5,145,321	\$8,050,825
10Y – 2.2% (Annual Payment)	\$416,120	\$578,821	\$905,675
20Y – 3% (Annual Payment)	\$248,633	\$345,846	\$541,142
Per \$100k 10/20	\$6.20/\$3.70	\$8.70/\$5.20	\$13.60/\$8.10



# Decision Time

- ⦿ Construct New Facility (pursue KT offer)
- ⦿ Remodel Current Facility
- ⦿ Closed session to discuss contract terms and approach
- ⦿ Resolution to pursue KT offer
  - Vote yes to continue to pursue offer
  - Vote no to discontinue working offer